111.0	0002	0028.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 769,500 / 769,500
					USE VALUE: 769,500 / 769,500
					ASSESSED: 769,500 / 769,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POTAPOV VLADIMIR
Owner 2:	SHMUSHKOVICH TAISIA
Owner 3:	
Street 1:	25 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUGHES ELAINE H/TRUSTEE -
Owner 2:	THE 25 BERKELEY ST TRUST -
Street 1:	25 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5792.000	353,900		415,600	769,500
Total Card	0.133	353,900		415,600	769,500
Total Parcel	0.133	353,900		415,600	769,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.79 /Parcel: 383.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70639

GIS Ref

GIS Ref

Insp Date 11/12/18

!8634!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,900	0	5,792.	415,600	769,500		Year end	12/23/2021
2021	101	FV	343,400	0	5,792.	415,600	759,000		Year End Roll	12/10/2020
2020	101	FV	343,500	0	5,792.	415,600	759,100	759,100	Year End Roll	12/18/2019
2019	101	FV	304,700	0	5,792.	409,700	714,400	714,400	Year End Roll	1/3/2019
2018	101	FV	304,700	0	5,792.	314,700	619,400	619,400	Year End Roll	12/20/2017
2017	101	FV	304,700	0	5,792.	296,900	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	304,700	0	5,792.	273,100	577,800	577,800	Year End	1/4/2016
2015	101	FV	283,100	0	5,792.	255,300	538,400	538,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:39:07

LAST REV

Date	Time
11/21/19	18:41:41
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES ELAINE H	73519-295	1	10/24/2019		840,000	No	No		
HUGHES ELAINE H	51300-555		6/12/2008	Family	1	No	No		
ALEXANDER HUGHE	26371-110		6/3/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	270	Re-Roof	10,400					Strip and re-roof.
6/23/2010	731	Addition	65,350					REAR 18X12 ADD & 7
4/12/2000	243	Alterati	6,000	C				REPLACE ROOF GLASS

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
10/28/2010	Info Fm Plan	BR	B Rossignol
11/20/2008	Meas/Inspect	163	PATRIOT
4/19/2000	Inspected	264	PATRIOT
2/3/2000	Measured	197	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5792		Sq. Ft.	Site		0	70.	1.03	6									415,633						415,600	

Total AC/HA:	0.13297	Total SF/SM:	5792	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,633	Spl Credit		Total:	415,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17369080
Const Adj.:	0.98990101
Adj $ / SQ:	156.848
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434732
Depreciation:	80860
Depreciated Total:	353872

COMMENTS

OF=FFL TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

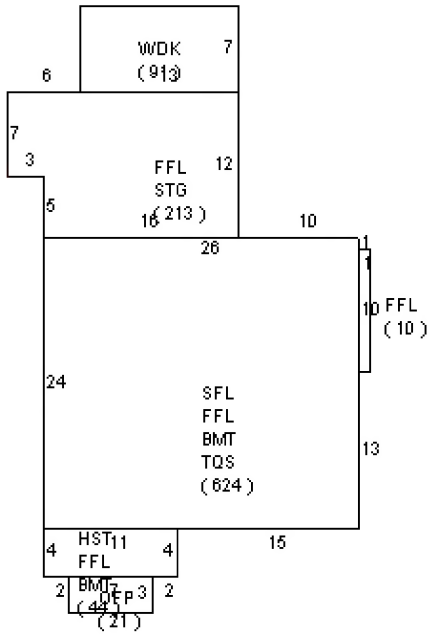
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.85
Special Features:	0	Val/Su Net:	118.05
Final Total:	353900	Val/Su SzAd	176.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	891	156.850	139,752
BMT	Basement	668	47.050	31,432
SFL	Second Floor	624	156.850	97,873
TQS	3/4 Story	468	156.850	73,405
STG	Storage	213	6.870	1,463
WDK	Deck	91	15.840	1,441
HST	Half Story	22	156.850	3,451
OFP	Open Porch	21	43.560	915
	Net Sketched Area:	2,998	Total:	349,732
Size Ad	2005	Gross Area	3176	FinArea 2005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

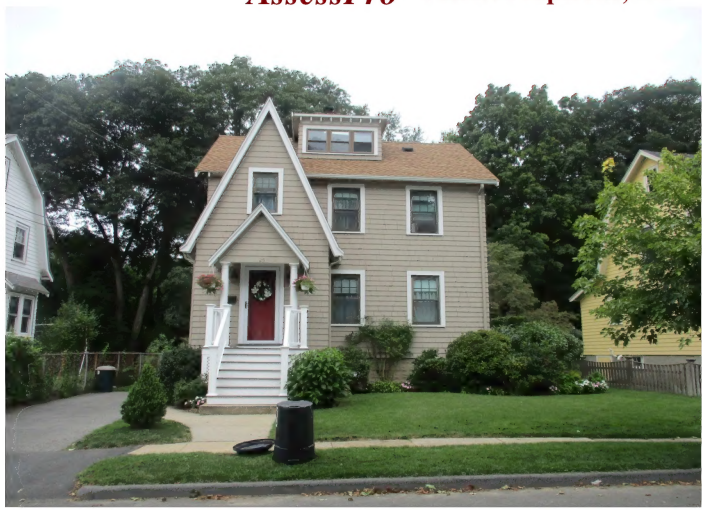
SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc